

**LAND USE CHANGES RECOMMENDED BY THE COMMITTEE
FOR ANALYSIS IN THE SCREENCHECK EIR
October 1, 2013 Meeting**

AREAS WITH REDUCED DEVELOPMENT CAPACITY								
Map Refer ence	Location	2006 General Plan		Existing	Proposed Changes			ADT Changes
		Designation	Allowable		Designation	Increase (Reduction)	Remaining	
3	Westcliff Plaza	Neighborhood Commercial (CN)	138,500 SF	112,986 SF	No Change	(15,514 SF)	10,000 SF	(593)
6	Newport Coast Center	Neighborhood Commercial (CN)	141,787 SF	103,712 SF	No Change	(37,875 SF)	200 SF	(1,448)
7	Newport Coast Hotel	Visitor-Serving Commercial (CV)	2,150 rooms	1,104 rooms	No Change	(1,001 rooms)	45 rooms	(7,588)
8	Bayside Center	Neighborhood Commercial (CN)	66,000 SF	65,284 SF	No Change	(366 SF)	350 SF	(14)
9	Harbor View Center	Neighborhood Commercial (CN)	74,000 SF	71,993 SF	No Change	(1,857 SF)	150 SF	(71)
10	The Bluffs	General Commercial (CG)	54,000 SF	50,312 SF	No Change	(3,538 SF)	150 SF	(135)
11	Gateway Park	Commercial Corridor (CC)	4,356 SF	0	Parks and Recreation (PR)	(4,356 SF)	0	(167)
15	Newport Ridge (various locations)	Multi-Unit Residential (RM) Single Unit Residential Detached (RS-D)	2,550 DUs	2,187 DUs	No Change	(356 DUs)	7 DUs	(2,370)

AREAS WITH INCREASED DEVELOPMENT CAPACITY

Map Refer ence	Location	2006 General Plan		Existing	Proposed Changes			ADT Changes
		Designation	Allowable		Designation	Capacity	Increase /(Decrease)	
5	Newport Center/ Fashion Island	Regional Commercial (CR), Regional Commercial Office (CO-R), Medical Commercial Office (CO-M), Mixed Use Horizontal (MU-H3), Visitor-Serving Commercial (CV), Multi-Unit Residential (RM)	Various	Retail, Office, Residential, Hotel	No Change	Varies	Regional Office 500,000 SF; Regional Commercial 50,000 SF; Multi-Family 500 units	8,768
12	Harbor Day School(1)	Private Institutional	.35 FAR 408 Students	99,708 SF 408 Students	No Change	.40 FAR 480 Students	14,244 SF 72 Students	94
4	Saunders Properties	Airport Office and Supporting Uses (AO)	306,923 SF Office	306,923 SF Office	Mixed Use Horizontal (MU-H2)	545,000 SF office 329 DUs	238,077 SF 329 DUs	5,040
	The Hangars	General Commercial Office (CO-G)	288,264 SF Office	288,264 SF Office	General Commercial (CG)	278,264 SF office	11,800 SF retail	342
	Lyon Communities	Mixed Use Horizontal (MU-H2)	250,176 SF Office	250,176 SF Office	No Change	Retail: 85K SF Res: 850 replacemt DUs Hotel: 150 rms	Retail: 85K SF Res: 850 replacemt DUs Hotel: 150 rms	5,780
	UAP Companies	Mixed Use Horizontal (MU-H2)	46,044 SF Office	46,044 SF Office	Mixed Use Horizontal (MU-H2)	Mixed Use: 46,044 SF Congregate Care: 148,000 SF	Revise Anomaly #6 to allow 2.0 FAR if trip neutral congregate care	0
16	Promontory Point Apartments	Multiple Residential (RM) 520 DUs	520 DUs	520 DUs	No Change	570 DUs	50DUs	269
17	150 Newport Center Drive	Regional Commercial Office (CO-R)	8,500 SF	8,500 SF Car Wash	Mixed-Use Horizontal (MU-H3)	125 hotel rooms (24.8 K SF Commercial)	125 hotel rooms (24.8 K SF Commercial)	623
18	100 Newport Center Drive	Regional Commercial Office (CO-R)	17,500 SF	17,500 SF Museum	Mixed-Use Horizontal (MU-H3)	32,500 SF	15,000 SF	352

AREAS WITH CHANGE OF LAND USE DESIGNATION AND INCREASED DEVELOPMENT CAPACITY

Map Reference	Location	2006 General Plan		Existing	Proposed Changes		ADT Changes
		Designation	Allowable		Designation	Density	
1	1526 Placentia (King's Liquor)	Multi-Unit Residential (RM)	18 DU/AC	Retail: 7,524 SF	General Commercial (CG)	0.5 FAR	251
2	813 East Balboa Boulevard	Two-Unit Residential (RT)	2 units	Day Spa: 1,917 SF	Mixed-Use Vertical (MU-V)	0.75 FAR	65

ADT = Average Daily Trips

DU = Dwelling Units

FAR = Floor to land Area Ratio

SF = Square Feet

1. ADT based on increase of students. An existing Use Permit limits the number of students to 408. An increase in students would require an amendment to that permit and project-specific impacts would be evaluated at that time.